



Moorfield Hamlet | Shaw | Oldham | OL2 7HJ

Asking Price £575,000



LAWRENCE ROONEY
ESTATE AGENTS

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Delightful detached true bungalow tucked away in corner of this private cul-de-sac. Offered for sale with NO CHAIN DELAY, this spacious property boasts three/four bedroom, stunning breakfast kitchen, double garage, two bathrooms and established gardens. Built in 1996 by a reputable local builder this beautiful home has had only one owner from new and the accommodation comprises: entrance porch, hallway, lounge, dining room, conservatory, stunning breakfast kitchen by Diana Berry, utility room, main bedroom has fitted wardrobes and en-suite bathroom, second double bedroom also with extensive fitted furniture, third bedroom, fourth bedroom currently utilised as an office and a modern five piece family bathroom. Outside double driveway leading to a double garage, established and private garden areas to three elevations. Positioned within easy reach of the village amenities and transport networks, viewing is highly recommended.

(In accordance with the 1979 Estate Agent Act we declare the vendor of this property is a family member of Lawrence Rooney Estate Agents)

- Delightful Detached True Bungalow
- Private Cul-de-Sac Location
- Stylish 'Diana Berry' Kitchen
- One Owner from New Built 1995
- Generous Corner Plot & Private Gardens
- Three/Four Bedrooms
- Double Garage

Entrance Porch

Front door, tiled floor, radiator and inner door to:

Hallway

Engineered Maple flooring, loft access and radiator. Double doors to:

Lounge

18'8 x 14'7 (5.69m x 4.45m)

Spacious lounge having an oriel style front window, hole in the wall style gas fire, radiator and two ceiling light points. Double doors with attractive stained glass panels into:





Dining Room

11'4 x 11'4 (3.45m x 3.45m)

Formal dining with a vertical radiator and wood effect Karndean flooring, glass sliding pocket door into the kitchen and patio doors to access the:

Conservatory

10'5 x 10'2 (3.18m x 3.10m)

Double-glazed units, tiled floor, radiator and double doors to the side open out on the gardens.

Breakfast Kitchen

13'0 x 11'4 (3.96m x 3.45m)

Stunning kitchen designed and installed by Diana Berry of Prestwich, fitted with an extensive range of gloss finish units, seamless Corian work surfaces incorporating sinks with Quooker tap over with matching upstands and window sill, induction hob with feature extractor over, integrated tall fridge and freezer, Neff ovens with a warmer drawer, integrated dishwasher, fitted dining table, vertical radiator and Karndean flooring. Glass sliding pocket door into:

Utility Room

5'3 x 11'4 (1.60m x 3.45m)

Fitted with matching units to the kitchen, inset circular sink, rear window, space for laundry appliances, external side door and Karndean flooring.

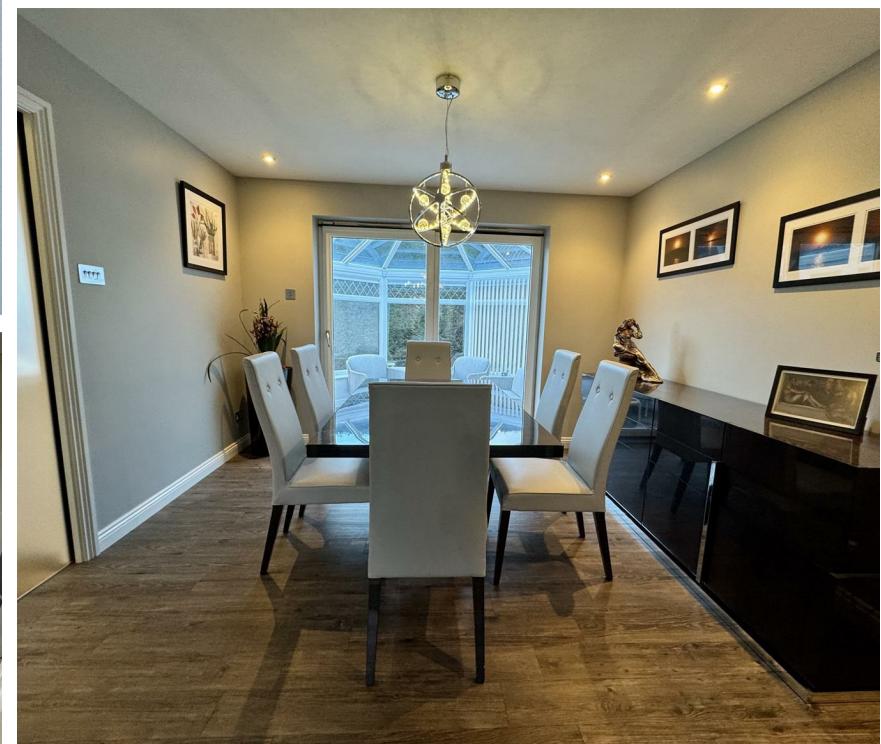
Bedroom One

14'0 x 11'4 (4.27m x 3.45m)

The main bedroom is fitted with an extensive range of built in wardrobes, matching drawers and dresser, side window, radiator and access to:

En-Suite Bathroom

Modern white four piece bathroom suite comprising: double end panelled bath with shower over, vanity unit with wash hand basin, bidet and low level W.C. Frosted rear window, ladder towel radiator, beautifully tiled to complement and Karndean flooring.



Bedroom Two

9'1 x 11'6 (2.77m x 3.51m)

Second double bedroom fully fitted with bedroom furniture, front window and radiator.

Bedroom Three

8'9 x 8'9 (2.67m x 2.67m)

Side window, radiator and built in wardrobes.

Bedroom Four/Office

7'0 x 8'4 (2.13m x 2.54m)

Currently utilised as an office having a front window, a continuation of the Maple flooring, radiator and built in storage.

Bathroom

9'9 x 8'7 (max sizes l-shape) (2.97m x 2.62m (max sizes l-shape))

Expertly tiled family bathroom is fitted with a five piece suite comprising: double end bath, glass shower enclosure, vanity unit with wash hand basin, bidet, concealed cistern W.C. Side and rear frosted windows, tiled floor and ladder towel radiator.

Double Garage

15'8 x 16'9 (4.78m x 5.11m)

Remote control section front door, frosted high level rear window, radiator, loft access, power and light points.

Gardens

Block paved double width drive to the front, gated access to each elevation. To the left side of the property is a raised planted bed, lawn with planted sections spans across the rear and round to the right hand side of the bungalow, timber panel fence across the rear boundary and Indian stone patio area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(31-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
1649 sq.ft. (153.2 sq.m.) approx.



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Oak Gardens
Longton
Preston
Lancashire
PR4 5XP
01772 614433
info@lawrencerooney.co.uk